



# PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

March 1, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Harsel, Kelso, Koch, Moon, Palatiello, Smyth, Wilson

ABSENT: Commissioner Murphy

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The meeting was called to order at 8:20 p.m. by Vice Chairman John R. Byers.

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## COMMISSION MATTERS

Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

May 4, 2000	June 1, 2000
May 10, 2000	June, 14, 2000
May 11, 2000	June 21, 2000
May 17, 2000	June 22, 2000
May 18, 2000	June 28, 2000
May 25, 2000	
May 31, 2000	

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Palatiello presented a brief summary of the recommendations made by the Policy and Procedures Committee concerning the Plan Review Process. He then MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A PROPOSED PLAN REVIEW PROCESS FOR THE YEARS 2001-2005, AS OUTLINED IN MY MEMORANDUM DATED FEBRUARY 23, 2001, WITH ATTACHMENTS.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2000-PR-035, OAK STREET DEVELOPMENT CORPORATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 22, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Kelso announced that the first meeting of the joint Planning Commission/Fairfax County Public School Facilities Committee would be held on Wednesday, March 7, 2001 at 7:30 p.m. in the Board Conference Room.

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FS-B00-89 - XM SATELLITE, 7920 Woodruff Court

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT FS-B00-89 IS A "FEATURE SHOWN" AS DETERMINED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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FS-B00-117, NEXTEL, 8996 Burke Lake Road

Commissioner Harsel MOVED THAT FS-B00-117 BE SET FOR PUBLIC HEARING.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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RZ-2000-SU-021 - EQUITY HOMES, L.P.

(Decision Only - Public Hearing was held on January 17, 2001.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-021, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 6, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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CSPA-80-P-039-3 - THE ORR COMPANY

Decision Only - Public Hearing was held on January 25, 2001.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE CSPA-80-P-039-3, THE ORR COMPANY, SUBJECT TO DEVELOPMENT CONDITIONS DATED MARCH 1, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ 2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC.RZ-2000-SU-042/FDP-2000-SU-042 - WINCHESTER HOMES, INC.RZ-2000-SU-029/FDP-2000-SU-029 - PULTE HOME CORPORATION

(DecisionS Only - Public Hearing was held on February 15, 2001)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-029 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 23, 2001.

Commissioner Hall seconded the motion which carried by a vote of 8-2-1 with Commissioners Harsel and Smyth opposed; Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-029, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 21, 2001 AND SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hall seconded the motion which carried by a vote of 8-3 with Commissioners Byers, Harsel and Smyth opposed; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS:

- A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF A PRIVATE STREET;
- WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THE COMMON BOUNDARIES BETWEEN UNIT TYPES WITHIN THE ZONING APPLICATION AND THE COMMON BOUNDARIES CONCURRENT ZONING APPLICATIONS WITHIN CENTREVILLE FARMS;
- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTHERN, NORTHEASTERN AND SOUTHERN APPLICATION PROPERTY BOUNDARIES;

- WAIVER OF CONSTRUCTION OF THE SERVICE DRIVE ALONG ROUTE 29 FRONTAGE OF THE SITE;
- WAIVER OF THE 200 FOOT SETBACK REQUIREMENT FOR RESIDENTIAL STRUCTURES LOCATED ADJACENT TO AN INTERSTATE HIGHWAY;
- WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD FOR SINGLE FAMILY ATTACHED UNITS IN LAND BAY 1 AND LAND BAY 3, WEST OF THE SPINE ROAD.

Commissioner Hall seconded the motion which carried by a vote of 6-4-1 with Commissioners Byers, Harsel, Moon and Smyth opposed; Commissioner Alcorn abstaining; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-042 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 21, 2001.

Commissioner Hall seconded the motion which carried by a vote of 8-2-1 with Commissioners Harsel and Smyth opposed; Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-042.

Commissioner Hall seconded the motion which carried by a vote of 8-2-1 with Commissioners Harsel and Smyth opposed; Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS:

- WAIVER OF THE 200 FOOT SETBACK REQUIREMENT OF RESIDENTIAL STRUCTURES FROM INTERSTATE HIGHWAY I-66 PURSUANT TO SECTION 2-414 OF THE ZONING ORDINANCE;
- WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD FOR SINGLE FAMILY ATTACHED UNITS PURSUANT TO PARAGRAPH 2 OF SECTION 6-107 OF THE ZONING ORDINANCE WITH THE MEWS TOWNHOUSE UNITS WHICH ARE PROPOSED WITH AN ALTERNATIVE DEVELOPMENT PLAN DEPICTED ON SHEET 17 OF THE CDP/FDP;
- MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE PORTION OF THE NORTHWEST PROPERTY BOUNDARIES ADJACENT TAX MAP 54-4((2))5;
- WAIVER OF THE 600 FOOT MINIMUM LENGTH OF PRIVATE STREETS.

Commissioner Hall seconded the motion which carried by a vote of 6-4-1 with Commissioners Byers, Harsel, Moon and Smyth opposed; Commissioner Alcorn abstaining; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-043 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 21, 2001.

Commissioner Hall seconded the motion which carried by a vote of 8-2-1 with Commissioners Harsel and Smyth opposed; Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-043, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 21, 2001 AND SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hall seconded the motion which carried by a vote of 8-3 with Commissioners Byers, Harsel and Smyth opposed; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS: MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY BOUNDARY AND BETWEEN THE TOWNHOUSE AND SINGLE FAMILY DETACHED UNITS LOCATED WITHIN THE ZONING APPLICATION; WAIVER OF CONSTRUCTION OF THE SERVICE DRIVE ALONG ROUTE 29 FRONTAGE OF THE SITE; AND WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Hall seconded the motion which carried by a vote of 8-2-1 with Commissioners Harsel and Smyth opposed; Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

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#### SE-00-V-052 - EXXON/MOBIL CORPORATION

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-00-V-052, SUBJECT TO DEVELOPMENT CONDITIONS DATED MARCH 1, 2001.

Commissioners Alcorn and Kelso seconded the motion which carried unanimously with Commissioners DuBois and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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#### SE-00-B-049 - TWOCHEZ & COMPANY, INC., T/A HERITAGE MALL SERVICE CENTER SE-99-B-029 - TWOCHEZ & COMPANY, INC.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF SE-99-B-029 BECAUSE IT DOES NOT MEET GENERAL STANDARDS 1, 3, 5, 7 AND 8, OR ADDITIONAL STANDARDS 2 AND 6.

Commissioner Alcorn seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner Murphy absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF SE-00-B-049, WHICH IS THE R-20 SITE, BECAUSE IT DOES NOT MEET GENERAL STANDARDS 1, 3, 5, 7 AND 8, ADDITIONAL STANDARDS 2 AND 4, AND SPECIAL EXCEPTION STANDARD 9-616, NUMBER 2.

Commissioner Alcorn seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner Murphy absent from the meeting.

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S00-I-A1 - OUT-OF-TURN PLAN AMENDMENT (Braddock)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE S00-I-A1, AS SPECIFIED ON PAGE 6 OF THE STAFF REPORT DATED FEBRUARY 15, 2001.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Murphy absent from the meeting.

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RZ-2000-MV-046 - HUNTINGTON METRO LLC  
FDP 2000-MV-046 - HUNTINGTON METRO LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ AND FDP-2000-MV-046 TO A DATE CERTAIN OF MARCH 22, 2001.

Commissioners Kelso and Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ-2000-BR-039 - BRENT PERRY

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ-2000-BR-039 TO A DATE CERTAIN OF THURSDAY, MARCH 15, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 12:01 a.m.  
John R. Byers, Vice Chairman